114.0	0001	0008.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	756,500 /	756,500
					USE VALUE:	756,500 /	756,500
					ASSESSED:	756,500 /	756,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
247		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TUCCERI JOSEPH T JR &
Owner 2:	TUCCERI KAREN T
Owner 3:	
Street 1:	247 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,116 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9116.000	270,500	600	485,400	756,500
Total Card	0.209	270,500	600	485,400	756,500
Total Parcel	0.209	270,500	600	485,400	756,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.84 | /Parcel: 461.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 72860

GIS Ref

GIS Ref

Insp Date 08/23/18

!8841!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0001-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,500	600	9,116.	485,400	756,500	756,500	Year End Roll	12/18/2019
2019	101	FV	272,900	700	9,116.	492,400	766,000	766,000	Year End Roll	1/3/2019
2018	101	FV	272,900	700	9,116.	367,500	641,100	641,100	Year End Roll	12/20/2017
2017	101	FV	272,900	700	9,116.	332,900	606,500	606,500	Year End Roll	1/3/2017
2016	101	FV	272,900	700	9,116.	319,000	592,600	592,600	Year End	1/4/2016
2015	101	FV	225,800	700	9,116.	270,500	497,000	497,000	Year End Roll	12/11/2014
2014	101	FV	225,800	700	9,116.	256,600	483,100	483,100	Year End Roll	12/16/2013
2013	101	FV	225,800	700	9,116.	244,100	470,600	470,600		12/13/2012

PRINT

Date	Time
12/10/20	23:22:56

LAST REV

Date	Time
09/24/18	10:04:55

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8841

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	854-108		8/24/1974		48,000	No	No		N

USER DEFINED

Prior Id # 1:	72860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/1998	770	Redo Bat	15,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Meas/Inspect	345	PATRIOT
4/29/2000	Inspected	197	PATRIOT
2/14/2000	Measured	197	PATRIOT
8/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9116		Sq. Ft.	Site		0	70.	0.76	5									485,437						485,400	

Total AC/HA: 0.20927 | Total SF/SM: 9116 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 485,437 | Spl Credit | Total: 485,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	129.520
Other Features:	85075
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367575
Depreciation:	97040
Depreciated Total:	270535

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

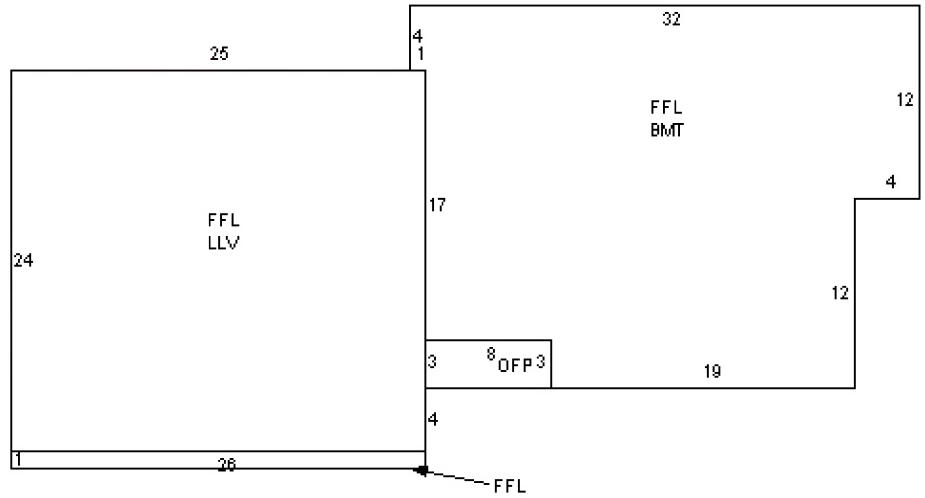
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	142.47
Special Features:	0	Val/Su Net:	102.08
Final Total:	270500	Val/Su SzAd	204.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,326	129.520	171,743
BMT	Basement	676	38.860	26,267
LLV	Lower Level	624	80.140	50,007
OFP	Open Porch	24	44.440	1,066
	Net Sketched Area:	2,650	Total:	249,083
Size Ad	1326	Gross Are	2650	FinArea 1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0001-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	200	A	AV	1990	4.13	T	23.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600